

Agenda

Session 3 – 09.30 Wednesday 16 May 2018

Matter 3

Housing and Employment Objectively Assessed Needs (OAN) and Requirements

This matter explores whether the amount of housing and employment land proposed in the LP is appropriate to meet the needs of the District to 2031.

Proposed Main Modifications MM/021 and MM/023 are relevant to this session.

Issues

1. The Housing OAN

1.1. Does the evidence base support the OAN for housing of 479 dwellings per annum (dpa) or 9580 dwellings for the LP period?

Particular points to be explored:

The justification for an OAN at the top of the range of 400-479 dpa, particularly given the conclusions of the minimum OAN of 457 dpa derived from the 2014 household projections and the Experian adjusted scenario of 415 dpa.

1.2 Or should the OAN be higher to support job growth and the delivery of affordable housing?

Particular points to be explored:

The implications of an uplift in OAN to support the forecast jobs growth and to seek delivery of more affordable housing.

1.3 Alternatively should the OAN be lower taking into account the new methodology for calculating housing need proposed within the draft revisions to the NPPF?¹

Particular points to be explored:

The indicative OAN of 313 dpa for the period 2016 to 2026.

The status of the draft revisions to the NPPF and transitional arrangements.

2. The Employment OAN

2.1 Does the evidence base support the OAN of 43 ha of employment land?

Particular points to be explored:

Is the past take-up scenario (excluding flexibility) justified?

¹ <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

3. Alignment between housing and employment OAN

3.1 Is there sufficient alignment between the housing and employment OANs?

4. The Housing Requirement of 8,225 dwellings

4.1 Does the shortfall in the housing requirement against the OAN reflect a positively prepared LP and one that is justified?

Particular points to be explored:

The context provided by paragraph 14 of the National Planning Policy Framework (NPPF).

The prospect of other authorities meeting Wyre's needs

Highway Constraints

Has the Council tested a range of scenarios to assess whether severe highway impacts would arise?

Is the evidence on highway capacity robust?

For example has sufficient modelling of traffic and junctions been undertaken?

Are the modelling and assessments open to scrutiny?

Do recent permissions/applications in Poulton-le-Fylde, Stalmine and along the A6 undermine the constraint of highway capacity?

Would junctions with capacity issues be affected if unmet housing needs were delivered outside the District having regard to the jobs growth objectives within Wyre e.g. Fylde?

Flood Risk

Do the areas of the District subject to Flood Risk (Flood Zones 2 and 3) provide a significant constraint to delivering the OAN?

Other Constraints

Aside from Flood Risk, Green Belt and AONB are there any other significant areas of the District subject to specific policies of the NPPF that indicate that development should be restricted?

4.2 Are the highway constraints overstated?

Particular points to be explored:

Have all major highway improvements been fully taken into account in considering future capacities? e.g. Broughton By-Pass, Preston Western Distributor Road, M55 Junction 1 Improvements, the A585 Windy Harbour to Skippool Road Scheme.

4.3. In particular would development to meet the OAN result in severe residual cumulative impacts on the highway network having regard to improvements that can be undertaken?

Particular points to be explored:

Have severe impacts been defined?

Would the additional flows arising from an additional 1,300 dwellings or so spread across the entire highway network lead to severe impacts?

4.4. What are the prospects of improvements in highway and transport infrastructure being delivered so that housing and other needs can be fully met?

Particular points to be explored:

Could improvements in Poulton-le-Fylde beyond those identified affect the highways cap?

4.6 Would a different distribution of development avoid severe highway impacts and allow the LP to meet housing needs?

Particular points to be explored:

Has the Council explored a range of distribution strategies and infrastructure provision to alleviate capacity issues?

Would focusing more development in the higher order more sustainable settlements and providing infrastructure to support sustainable travel modes reduce traffic movements and highway capacity concerns?

4.5 Is there justification for releasing more employment sites for housing in view of the shortfall of housing compared to employment land?

Particular points to be explored:

The implications of an excess supply of employment sites and the acknowledgement that 0.9 ha of employment land will be lost as windfalls per annum.

Main Evidence Base

ED085-88 SHMA and related updates

ED094 a & b – LCC Implications for housing developments within the LP

ED103 –107 – Employment Land Studies

EL1.001b Council response to Inspector's Preliminary questions

Schedule of Modifications

Participants

Wyre Council

LCC Highways

JWPC re Ireland & Platt 1026 EL2.002 Stuart Booth

Thornton Action Group 0072 EL2.006i-xii Howard Phillips + Philip Jenkins

Peter Tarrant 0064

Home Builders Federation (HBF) 0297 EL2.007 Joanne Harding

Ashley Cutts 0127 EL2.008

Smith & Love re Applethwaite Ltd 0944 EL2.011a Graham Love + Richard Whiting (VTC) +

Colin Hetherington (Applethwaite Ltd)

Emery Planning re Wainhomes NW 0794 EL2.022c Stephen Harris + Amjid Khan (WYG)

Fylde Council 0289 EL2.024 Julie Glaister + Eddie Graves

The Strategic Land Group 0963 EL2.027b Paul Smith
Lichfields re Taylor Wimpey 0363 EL2.028c Brian O'Connor
De Pol Assoc re Metacre 0962 EL2.030b Alexis De Pol
Hollins Strategic Land 0358 EL2.032 Matthew Symons
Barton Willmore re Story Homes 0360 EL2.035c Dan Mitchell
Cass Associates re Redrow Homes 0930 EL2.036b Graham Trehella
Wyre Labour Group of Councillors 0051 Cllr Rob Fail + Cllr Terry Lees

Statements

Wyre Borough Council

JWPC

HBF

Ashley Cutts

Save Our Scorton Residents Association

Smith and Love

Forton Parish Council

Emery Planning

Fylde Borough Council

Blackpool Council

Strategic Land Group

Lichfields

De Pol

Hollins Strategic Land

Barton Wilmore

Cass Associates